

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
828-5220

**Project Name:** Faith Farm

**Case #:** 56-R-01

**Date:** May 8, 2001

**Comments:**

Show compliance with the Florida Accessibility Code.

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**Division:** Engineering

**Member:** Tim Welch  
828-5123

**Project Name:** Faith Farm

**Case #:** 56-R-01

**Date:** May 8, 2001

**Comments:**

Engineering Comments will be available at the DRC Meeting.

**DRC**  
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**REPORT**

**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Faith Farm

**Case #:** 56-R-01

**Date:** 4-30-01

**Comments:**

- 1) The civil site plans are very incomplete. Show all fire mains and hydrants. Sprinkler mains required for the new projects. Show DDC and FDC for each fire sprinkler system.
- 2) Fire division wall in building 19 may not contain windows.
- 3) Flow test required.
- 4) Fire lane as per 5211.2 of SFBC required. Show this on site plan.
- 5) Meeting may be required to resolve the above issues. Call 828 5223 for meeting.

**DRC**  
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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Faith Farm

**Case #:** 56-R-01

**Date:** May 8, 2001

**Comments:**

No apparent interference will result from this plan at this time.

**DRC**  
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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Faith Farm

**Case #:** 56-R-01

**Date:** 5/8/01

**Comments:**

1. Provide the calculations and a tabulation list to verify that all site Code requirements are met. This would be the count for V.U.A. requirements; 1 tree per 1000 square ft. of V.U.A. (50% shade trees, 20% palms, 20% flowering trees). Also, 20% of the vehicular use area square footage to be provided as landscape within 10' of the V.U.A. Verify the requirement that there be 1 tree per 1000 sq. ft of "net lot area".
2. Add to the list of existing trees and palms to be removed the calculations which verifies the "equivalent replacement" above minimum site Code requirements. All "Tree Preservation Ordinance" requirements apply, including those relating to the preservation of "large, existing desirable trees". Site plan revision may be required to preserve such trees. Note that the removal of "speciman" trees (which are defined as trees over 18" in trunk diameter, well shaped and in good condition) requires a cash payment of equivalent value to the Tree Canopy Trust Fund. Class "A" trees are calculated at \$25.00 per square inch of cross sectional trunk area.
3. Retroactive fence landscape requirements apply for this site, which is continuous planting on the street side of the fence to include 1 tree (which may be "standard or flowering") for every 20 lineal ft. of fence.
4. Verify that all new planting areas for trees have at least an 8' wide minimum planting area dimension.
5. Provide a separate calculation table on the site plan that shows net square ft. area change for the entire site of the ground floor square footage of structures, as well as paved vehicular use areas. This is necessary in order to verify certain Landscape Code requirements for the site.
6. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the landscape plan.

**DRC**  
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**REPORT**

7. Residential bufferyard requirements apply. Verify that the applicable planting is provided, which is 1 tree per 300 square ft. of bufferyard area, as well as area requirements.
8. Verify any open space requirements for residential uses as per Sec. 47-21.10 for the CF zoning district.
9. Section 47-21.10 7. (in CF zoning) requires "...for parcels on a waterway, the first 20' of the yard fronting on the waterway shall be in landscaping..." The site plan shows a considerable amount of paving in this bufferyard area. Verify applicable compliance requirements with this Code section.
10. Indicate requirements for irrigation.
11. Verify that street tree requirements are met. Additional planting may be required.
12. inch of cross sectional trunk area.

**DRC**  
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**Division:** Planning

**Member:** Jim Koeth  
828 5276

**Project Name:** Faith Farm

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**Date:** May 8, 2001

**Comments:**

1) Discuss proposed uses with Zoning Rep. and applicant at the meeting. The proposed uses do not appear to comply with the ULDR. Option: Rezone entire property to CB with allocation of flex for portions of property with a residential land use designation. Rezoning with allocation of flexibility ("ZR") requires rezoning and site plan approval by the Planning and Zoning Board and City Commission. In addition, SSRF level IV requires Planning and Zoning Board and City Commission approval as a conditional use.

2) The Option requires a complete new submittal. If the option is exercised, complete site plan package is required to include: all buildings elevations on site, narrative of each building's use, denoted setbacks to property line from each building, complete landscape plan, photometrics, lighting pole details, et. al.

3) Discuss entire site's full compliance with the ULDR with Zoning and Landscape Reps. at the meeting.

4) Provide narrative outlining compliance with the criteria in ULDR Sect. 47-25.3., Neighborhood Compatibility prior to item being placed on the Planning and Zoning Board agenda for review.

5) As per ULDR Sec. 47-18.32, FDHRS license is required.

6) Discuss parking calculations table with Zoning Rep. and applicant at the meeting.

7) Provide narrative outlining proposed residential use (townhome).

8) Discuss site circulation with Engineering Rep. and applicant at the meeting. Discuss stacking distances (gates) as well.

**DRC**  
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**REPORT**

9) Discuss provision for a traffic study with Engineering Rep. and applicant at the meeting. If study is required, staff and a City-retained consultant must review it. The applicant shall incur the City's cost for these consultant services. All traffic issues must be resolved prior to item being placed on Planning and Zoning Board agenda for review.

10) Provide text narrative outlining the anticipated operations, maintenance, security, hours of operation for retail uses, trash management, et. al. prior to item being placed on a Planning and Zoning Board agenda.

Additional comments may be forthcoming at the meeting.



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**Division:** Plumbing

**Member:** Ted DeSmith  
828-5232

**Project Name:** Faith Farm

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**Comments:**

1. Possible sewer and water impact fees. Unable to determine with the information provided.
2. Provide storm water calculations.
3. Provide restroom calculations for dorms and retail space.

**DRC**  
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Division: Police

Member: Det. Nate Jackson  
954-759-6422-Office  
954-877-7875-Pager

Project Name: Faith Farm

Case #: 56-R-01

Date: May 8,2001

**Comments:**

1. Are Townhouses only for supervisors/handicapped individuals? No additional comments at this time.
2. Recommend intrusion defection device for Bldg.-20. It is also suggested that CCTV be employed on the sales floor of Bldg.-20.
3. Bldg. 20 does not appear to be in overall site plan.
4. Recommend laminated /hurricane proof glass for men's dorm.
5. Suggest that manager's office allow natural surveillance.
6. All doors and windows should be impact resistance glass.
7. Sliding windows should have security locks.
8. Parking lot lighting should not be placed in areas where tree canopies will interfere with the illumination from lighting fixtures.

**DRC**  
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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Faith Farm

**Case #:** 56-R-01

**Date:** 5/08/01

**Comments:**

1. Discuss rezoning to CB with applicant and Planning representative.
2. Waterway Use requires Planning and Zoning Board review and approval in accordance with section 47-23.8. A twenty (20) foot landscape yard shall be provided along the waterfront.
3. Provide a buffer yard and wall where the nonresidential abuts the residential in accordance with section 47-25.3. Neighborhood compatibility requirements – **a)** Smoke, odor, emissions of particulate matter and noise. **b)** Design and performance standards. **c)** Control of effects of lights from automobiles or other sources. **d)** Control of appearance. **e)** Architectural features. **f)** Loading facilities. **g)** Screening of rooftop mechanical equipment. **h)** Parking restrictions.  
**i)** Neighborhood compatibility and preservation.
4. Parking calculations are incomplete, provide parking for the new furniture and used furniture sales and other activities which requires parking in accordance with section 47-20.2.
5. Discuss existing non-conforming uses with applicant and Planning representative.
6. Site Plan Level IV required for Conditional Use approval to permit a Level V Social Service Residential Facility in accordance with section 47-18.32.
7. Mixed Use Development requires Site Plan Level IV review in accordance with section 47-18.21.
8. Additional comments maybe discussed at DRC meeting.